

54 Tram Road, Buckley, Flintshire, CH7 3NH



GROSS INTERNAL AREA
 FLOOR 1: 937 sq. ft. FLOOR 2: 733 sq. ft.
 EXCLUDED AREAS: GARAGE: 124 sq. ft.
 REDUCED HEADROOM BELOW 1.5M: 18 sq. ft.
 TOTAL: 1670 sq. ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Cavendish
 ESTATE AGENTS

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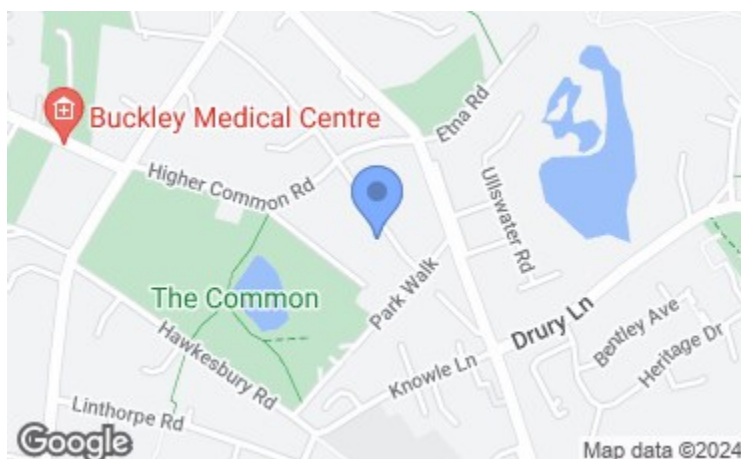
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54 Tram Road
 Buckley, Flintshire
 CH7 3NH

Price
£350,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	69

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

A WELL APPOINTED FOUR BEDROOM DETACHED DORMER HOUSE with garage, set within attractive landscaped gardens along this noted private road of individual homes, near to Buckley Common. Affording deceptively spacious family sized accommodation with two reception rooms, conservatory, breakfast room, a well appointed kitchen with integrated appliances; and a modern ground floor shower room/Wc. To the first floor there are four good sized bedrooms, including three rooms with fitted wardrobes; and family bathroom. Driveway parking, integral garage and attractively landscaped rear garden with natural stone patio area and timber summer house. Gas fired central heating and double glazing. No onward chain.



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LOCATION

The sale provides an increasingly rare opportunity to acquire a deceptively spacious detached house located in this much sought-after area of Buckley, near to The Common and is a short walk of the town centre, which provides a good range of shopping facilities catering for most daily needs. There is medical centre nearby, doctors surgery, bowling green and local bus services, as well popular schools for all ages. The Ewloe interchange with the A55 expressway is within 2 miles enabling access towards Chester and the motorway network beyond.

Buckley town centre is within a short distance providing a wide range of facilities catering for most daily requirements to include primary and secondary schools. The Dobshill interchange with the A55 expressway is within 2 miles enabling access towards Chester and beyond.

THE ACCOMMODATION COMPRISES**FRONT ENTRANCE**

Double glazed UPVC front door with matching side panels to entrance porch, wood effect tiled floor, gas meter cupboard, double glazed leaded UPVC inner door to L shaped reception hall.

RECEPTION HALL

Feature circular single glazed window, further double glazed window with leaded effect to side gable. Wide staircase to the first floor, wall light point, dado rail, two radiators, telephone point. Glazed panelled internal door to living room.

LIVING ROOM

3.68m x 5.26m (12'1" x 17'3")



A well proportioned room with a wide double glazed bow window to the front, feature light toned fireplace with reconstituted marble insert and hearth and coal effect gas fire, coved ceiling, two wall light points, dado rail, TV aerial point, skirting radiator extending to two walls.



road up the hill, through Mynydd Isa and thereafter into Buckley. On reaching the traffic lights turn left onto Mill Lane/Liverpool Road, follow the road for a short distance, passing the entrance to the High School on the left hand side; and at the next traffic lights turn right onto Higher Common Road. Tram Road is then the second turning on the right whereupon the property will be found approximately half way along on the right hand side.

TENURE**COUNCIL TAX**

Flintshire County Council - Tax Band F

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

VIEWING

By appointment through the Agent's Mold Office 01352 751515.

**DIRECTIONS**

From the Agent's Mold office proceed along Chester Street and turn right at the roundabout onto Chester Road. Follow the road to the roundabout on the outskirts of the town and take the second exit for Mynydd Isa/Buckley. Follow the

FLOOR PLANS - included for identification purposes only, not to scale.

DW/PMW

BATHROOM

1.60m x 2.54m (5'3" x 8'4")



A modern well appointed bathroom with attractive fully tiled walls and matching tiled floor. Comprising panelled bath with electric shower and screen, semi recessed wash basin with cream coloured cabinet beneath and WC with concealed cistern. Chrome towel radiator, recessed ceiling lighting, double glazed window with frosted glass, airing cupboard with pre lagged hot water cylinder tank.

OUTSIDE



The property is approached over a splayed entrance with double metal gates leading to a brick paved driveway affording off road parking together with matching pathway extending to the front door.

INTEGRAL GARAGE

5.69m x 2.59m (18'8" x 8'6")

Up and over door, single glazed window, fitted work bench, power and light installed, Worcester gas fired central heating boiler.

FRONT GARDEN



Landscaped front garden area for ease of maintenance with split level and gravelled areas, various established shrubs and bushes and walling to the frontage. Outside lights, gated access to the left hand side of the property leading through to the rear garden.

REAR GARDEN



To the rear is a good sized recently landscaped garden which enjoys a southerly aspect and includes a large natural stone split level patio area extending the full width of the plot with steps leading down to a shaped lawn and further matching pathways and patio areas extending to the lower part of the garden. The garden includes various established shrubs and bushes, a timber framed/clad summer house and an octagonal shaped aluminium framed greenhouse. In addition there are two garden stores, raised planters, outside tap and a useful sub floor storage area beneath the conservatory.

CONSERVATORY

3.05m x 3.43m (10' x 11'3")



Full length double glazed windows extending to the three sides with pleasing views over the garden, matching exterior door with steps leading down to the patio. Double glazed roof.

KITCHEN

2.44m x 4.27m (8'52" x 14')



Fitted with a comprehensive range of matte cream fronted base and wall units with contrasting mottled effect work surfaces with inset stainless steel sink unit with preparation bowl and mixer tap and tiled splashback. Integrated appliances comprising double electric oven, fridge, freezer, ceramic hob, cooker hood. Tiled floor, two double glazed windows with views over the garden, radiator, UPVC double glazed exterior door. Glazed panelled internal door to breakfast room.

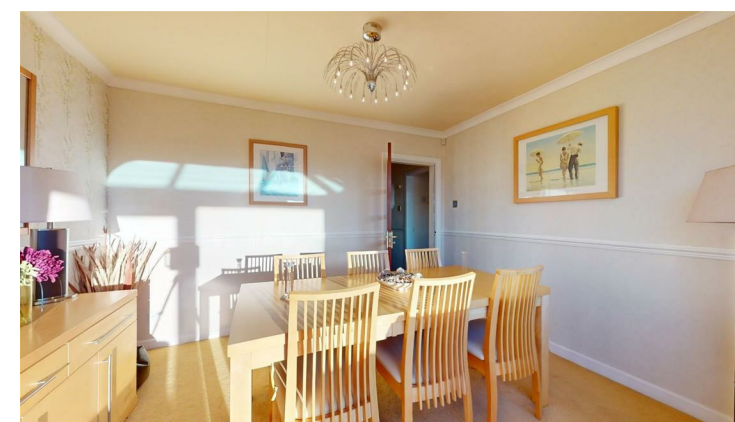


DINING ROOM

3.66m x 3.25m (12' x 10'8")



Coved ceiling, two radiators with covers, dado rail, wide archway leading through to the conservatory.





BREAKFAST ROOM
2.13m x 3.28m (7' x 10'9")

wash basin with mixer tap and low flush WC. Part tiled walls, tiled floor, radiator, double glazed window with frosted glass.

FIRST FLOOR LANDING



High level double glazed leaded effect window to the side gable, loft access, dado rail, double radiator, single radiator.

BEDROOM ONE
3.63m x 5.26m (11'11" x 17'3")



A spacious principal bedroom with double glazed leaded effect dormer window to the front, range of fitted wardrobe units with matching bedside cabinets and chest of drawers extending to one wall. Radiator.

Double glazed window to the side gable, coved ceiling, range of fitted storage cupboards to one wall with full height sliding door fronts, shelving and coat hooks. Tiled floor, radiator.

SHOWER ROOM/WC
1.04m x 2.24m (3'5" x 7'4")

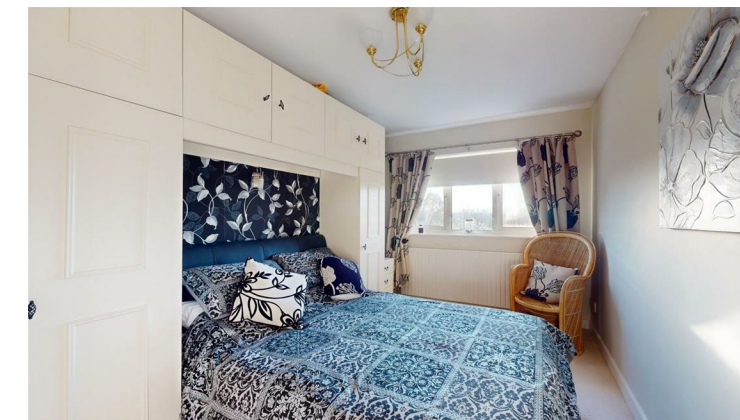


A modern shower room with shower enclosure with laminate panels for ease of maintenance and electric shower, pedestal



BEDROOM TWO
3.66m x 3.25m (12'12" x 10'8")

BEDROOM THREE
2.57m x 4.24m (8'5" x 13'11")



A double sized room with double glazed window to the rear with views across to the common, radiator.

BEDROOM FOUR
2.59m x 4.09m max into recess (8'6" x 13'5" max into recess)



Double glazed window to the rear with views across to the common, range of fitted wardrobe units with matching bedside cabinets and radiator.



Double glazed leaded effect dormer window to the front, fitted wardrobe units and radiator.

